



Department of Planning and Community Development

Comprehensive Planning

Major Projects' Report

Citywide

City Wide
(predominately)

Project: *2001 Annual Amendment to
the Comprehensive Plan*

Status: **Under Review**

Staff: Terrv Shirk, AICP

Phone: (425) 556-2480

E-mail: tshirk@ci.redmond.wa.us

Project Detail

The last remaining item to be instituted from the 2001 Comprehensive Plan amendment package is the City Council's review and adoption of the Wildlife Habitat Plan. The Planning Commission has forwarded its recommendation to approve the plan. The City Council held a public hearing in February, and review of the Wildlife Habitat Plan will continue through Summer, 2003.

File #:

Applicant: N/A

Citywide

City Wide

Project: *Annual Comprehensive Plan Update (2003)*

Status: **Under Review**

Staff: Lori Peckol, AICP

Phone: (425) 556-2411

E-mail: lbeckol@ci.redmond.wa.us

Project Detail

For the 2003 Annual Amendment package, the City will follow the same procedure as for the 2001 Amendments, in which a blanket ordinance is adopted to establish the framework for the annual amendment, and then each amendment can be reviewed independently or combined with similar issues. The City Council reviewed the proposed contents of the amendment package and adopted the blanket ordinance on March 18, 2003. See individual project updates for more information.

File #:
DGA-02-012

Applicant: City of Redmond and various ot

So far, two amendments have been adopted:

**A City-initiated amendment to Manufacturing Park Land Use Designation Policy LU-12.*

**A privately-initiated rezone on property located on NE 116th Street from R-1 to R-4. This also involves a change in the land use designation from Large Lot Residential to Low-Moderate Density Residential.*

The following is the list of additional amendments for consideration as part of the 2003 Annual Comprehensive Plan Amendment. Amendments have been grouped by subject matter:

Growth Strategies. City Council has given staff direction to study modified Alternative Number 3 as the preferred growth strategy. Discussions will focus on what strategies would make Redmond a better place to live and work and how those strategies should be reflected in how much and what type of growth should occur, where it should occur, and in what timeframe. This amendment will update the City's targets for housing and job growth through 2022, as well as update elements of the Comprehensive Plan and Development Guide related to implementing the preferred strategy (such as utilities and infrastructure). Several of the 2003 amendments are part of this group.

Mandatory Updates. These include updates that are mandated by state requirements. There are two mandatory amendments at this time, including an update to the City's Shoreline Master Plan (SMP) and shoreline regulations, and updates and regulations related to the Wellhead Protection Ordinance. Planning Commission is expected to complete its recommendation on SMP in September.

Privately Initiated Amendments. There are a number of requests for privately initiated amendments. These include:

**Rezone property in North Redmond to allow for neighborhood commercial uses. This would require a change in the land use designation.*

**A request for preannexation zoning and land use designation*

change of property located in North Redmond on the Woodinville-Redmond Road at NE 124th Street from R-1 to R-4 and Neighborhood Commercial.

**A request to allow residential development in Manufacturing Park zones in SE Redmond. This request is similar to and will be evaluated along with an issue included in the growth strategies discussion.*

**A rezone request to change property on the Woodinville-Redmond Road in Education Hill from R-4 to R-6 or R-8. (This request may be withdrawn.)*

**A proposed amendment to change the land use designation on property located on Union Hill Road from BP to RC.*

**A proposed amendment regarding a trail easement on NE 116th Street. (This request may be withdrawn.)*

Other Amendments. These include other City initiated amendments that do not fit within any other category. The three amendments currently proposed for consideration include:

**A proposed request from the Community Affairs division of planning to revise regulations pertaining to the Transportation Demand Management and the Commute Trip Reduction program. This amendment would be a regulation change only, and would not require an amendment to the Comprehensive Plan.*

**A proposed request from the Transportation division of Public Works relating to Street and Access Standards. This amendment would also be a regulatory change, without requiring an amendment to the Comprehensive Plan.*

**Consideration of items on the Housing Initiative list. Depending on the scope of items included, this may include both regulatory changes or amendments to the Comprehensive Plan.*

(The above three amendments are scheduled for Planning Commission consideration in September.)

**City initiated amendments to update the Grass Lawn and Education Hill Neighborhood Plans.*

Please note that this list does not include items that have been already identified by the Planning Commission for consideration as part of the major update to the Comprehensive Plan (the five-year update).

Overlake**Project:** *BROTS North/South Corridor Study***Status:** *Ongoing***Staff:** Terry Marpert, AICP**Phone:** (425) 556-2428**E-mail:** tmarpert@ci.redmond.wa.us**Project Detail**

In Summer 2001, the cities of Redmond and Bellevue began a study to examine different strategies to address traffic congestion in the Overlake area, between 148th and 156th Avenue NE, north of Bel-Red Road. This study, known as the BROTS North/South Corridor Study, examined ways to improve traffic operations primarily on 148th Avenue NE, and determine whether a new bridge across the SR-520 freeway is necessary in the 150th/152nd Avenue NE corridor, between Bel-Red Road and NE 51st Street. Study results are available, and were presented to the city councils of Redmond and Bellevue on April 14, 2003. No action has been taken by the Redmond City Council.

Near-term recommendations are to expand turn lanes at the intersection of NE 24th Street/148th Avenue NE and to revise the traffic lanes for smoother flow on the 148th Avenue NE bridge over SR-520. Long-term recommendations include considering construction of a new bridge over the SR-520 freeway, between 148th Avenue NE and NE 40th Street.

File #:**Applicant:** N/A**Overlake***Overlake***Project:** *BROTS Update Implementation***Status:** *Ongoing***Staff:** Terry Marpert, AICP**Phone:** (425) 556-2428**E-mail:** tmarpert@ci.redmond.wa.us**Project Detail**

Bellevue-Redmond-Overlake Transportation Study - (BROTS)

The cities of Redmond and Bellevue are building projects identified in the BROTS Update adopted in 1999. Each year some of the 45 BROTS projects are programmed and built, with the expectation that all projects will be completed or under construction by 2012. The annual Bellevue/Redmond City Council review meeting for 2002 progress was held on April 14, 2003.

File #:**Applicant:** N/A**Project:** *Buildable Lands-Benchmarks***Status:** *Ongoing***Staff:** Dianna Broadie, AICP**Phone:** (425) 556-2414**E-mail:** dbroadie@ci.redmond.wa.us**Project Detail**

Ongoing yearly reporting of local growth and development trends for use in King County annual growth and benchmark reports. The five year Buildable Lands Report is available on the King County Web site.

The two year 2001/2002 buildable lands and 2002 benchmark reports have been submitted. Working with a regional committee evaluating how the benchmarks have worked in terms of representing an accurate assessment of the regional planning goals. Looking at how to maintain consistent comparisons over time when methodology changes and how to facilitate ease of data gathering.

File #:
none- -**Applicant:** N/A

17602 NE Union Hill
Road/Redmond
Business Park

Project: *Chen DGA*

Status: *Under Review*

Staff: Sarah Stiteler, AICP

Phone: (425) 556-2469

E-mail: sstiteler@ci.redmond.wa.us

Project Detail

Privately initiated Development Guide Amendment for a change in the Comprehensive Plan Map designation and zoning. Requested change is from the Business Park designation to the Commercial designation which would allow retail commercial uses.

File #:

Applicant: David Chen

North Redmond

*W of 172nd Ave NE, N
of current boundary*

Project: *Cogan Annexation*

Status: *Approved*

Staff: Dianna Broadie, AICP

Phone: (425) 556-2414

E-mail: dbroadie@ci.redmond.wa.us

Project Detail

Annexation of 33.69 acres including portions of the NE 122nd and NE 124th street right-of-ways. The area has 4-5 single family homes with the remainder of the area vacant. It includes an undeveloped Lake Washington School District site.

Approved by Council on July 15, 2003. Approved by Boundary Review Board and final on August 1, 2003.

File #:
ANN-02-002

Applicant: John Cogan

Citywide

MP zone

Project: *DGA to Allow VocTech
Schools in the MP Zone*

Status: *Approved*

Staff: Geoffrev Thomas, PWS, AICP

Phone: (425) 556-2445

E-mail: gthomas@ci.redmond.wa.us

Project Detail

Development Guide Amendment to allow Vocational/Technical schools in the MP - Manufacturing zone. The proposed amendment has been reviewed by the Planning Commission. The Commission recommended approval to City Council. The City Council approved the amendment in May 2003.

File #:
L020189

Applicant: Amy Tarce, AICP
City of Redmond Dept. of Plann

Citywide

Citywide

Project: *Eastside Transportation Partnership (ETP)*

Status: **Ongoing**

Staff: Terry Marbert, AICP

Phone: (425) 556-2428

E-mail: tmarbert@ci.redmond.wa.us

Project Detail

Mayor Rosemarie Ives and Councilmember Thomas Paine represent the City of Redmond at the ETP. The primary focus of ETP for 2003 is on funding for the construction of transportation projects through the proposed Regional Transportation Investment Districts, Metro and Sound Transit service, and Sound Transit Phase 2 Planning. A key goal is for ETP to implement the Mobility Action Priorities Plan to design and build needed Eastside transportation improvements.

File #:

Applicant: N/A

Grasslawn

Southwest portion of
the City - South of
Redmond Way; West of
SR-520; East of 132nd
Avenue NE; and north of
68th Street (City Limits)

Project: *Grass Lawn Neighborhood
Plan Update*

Status: **Under Review**

Staff: Susie Goett. AICP

Phone: (425) 556-2454

E-mail: sgoett@ci.redmond.wa.us

File #:
N/A

Applicant: City of Redmond

Project Detail

Earlier this year, in a fair-like atmosphere complete with popcorn and balloons for the kids, residents of the Grass Lawn neighborhood met with elected officials and city service providers to kick off an update of their neighborhood plan. Specific concerns about city services were recorded on service request cards that addressed issues like street and storm drainage maintenance, code enforcement, and traffic calming. Staff is responding to the requests and is following up with individual residents.

Participants were then asked what they considered to be the top needs for their overall neighborhood. Their highest priorities were:

- *More interaction between neighbors (e.g. neighborhood block watch groups, work parties to improve common areas, etc.)
- *Better pedestrian connections (e.g. sidewalks, trails, bicycle lanes, etc.)
- *Better traffic management (less cut-through traffic, reduce speeds, increase pedestrian safety, etc.)

They also said:

- *Keep it essentially the same in the future - don't do anything
- *More small public open spaces
- *Better lighting

In April, the Mayor and City Council appointed a Citizens Advisory Committee (CAC) to work with City staff as the process continues regarding recommendations for updating the Grass Lawn neighborhood plan. CAC members are residents Jack Bittner, Walt Cothran, Khai Do, Mike Evans, Arlene Fineman, Glenna Johnson, Anna-Carol Martin, Gopalan Ramanujam, and Marina Robinson. The group expects to work through the summer and recommend plan updates to the Planning Commission in August. Plan adoption by the City Council is targeted for November.

Public meeting times and locations will be posted on the city's web site at www.ci.redmond.wa.us. For more information, contact Susie Goett at 425-556-2454 or sgoett@ci.redmond.wa.us.

Citywide

Citywide

Project: *Growth Strategies: Major
Comp. Plan Review*

Status: **Under Review**

Staff: Lori Peckol, AICP

Phone: (425) 556-2411

E-mail: lbeckol@ci.redmond.wa.us

File #:

Applicant: City of Redmond

Project Detail

Redmond's Comprehensive Plan calls for periodically taking a close look at how the Plan is working so that changes in trends and new issues can be considered. Work identified to date for inclusion in this Major Comprehensive Plan Review will be carried out through two amendment cycles. Amendments considered in 2003 will include the growth strategies portion, including key updates to elements of the Comprehensive Plan and Development Guide related to implementing the preferred growth strategy. Major Comprehensive Plan Review issues not addressed in 2003 will be included as part of the 2004 amendment package.

Since our last progress update, work has included:

** Staff completed work with a consultant who specializes in real estate economics to help address two policy questions related to: 1) retaining land suitable for manufacturing and industrial development, and 2) promoting the Old Town portion of downtown as a retail shopping area. These policy questions will be addressed as part of the Comprehensive Plan update. During this period, the consultant prepared draft reports concerning industrial land and Old Town and presented them to the Planning commission and public for comment.*

** Planning Commission held a study session to hear from Suzanne Britsch of RealVision Research in preparation for upcoming work on housing policies and regulations. Ms. Britsch has recently prepared an assessment of residential market trends for 13 cities in King County, including Redmond. As part of her presentation, Ms. Britsch provided information on demographic trends, prices for homes and lots in Redmond, and what these trends suggest for the future of housing demand and supply.*

** Staff worked with the City's transportation consultant, Jim Charlier, to complete an assessment of the transportation policy element. The assessment was organized by several themes drawn from citizen input from community workshops, feedback from the Planning Commission and business community, staff discussions, and continuing discussions among the Mayor and City Council on key local and regional transportation issues and opportunities facing Redmond. The Planning Commission and City Council held study sessions to begin discussion of these transportation themes and potential updates to the transportation framework policies.*

** Planning Commission completed preparation of recommended updates to the vision, goals and framework policy element of the Comprehensive Plan. The proposed update further defines the basis and direction for additional amendments planned for adoption later in 2003 and in 2004. Compared to the existing framework policies, the proposed update:*

1) Brings all the framework policies together in the Goals

and Vision element to provide in one location the 20-year community vision and key policies to implement the vision. Includes minor revisions to eliminate redundancy and improve clarity.

2) Fills in gaps in the set of framework policies by adding policies that provide a clear basis for several existing elements and includes policies that provide direction for the future development of additional Comprehensive Plan elements, including Community Character.

3) Updates the housing policies to reflect the preliminary preferred growth strategy selected by City Council and clarifies that Redmond is part of a larger sub-area that provides housing choices for people living in the area.

4) Increases the emphasis on proactively working with public and private interests, such as business, organizations or agencies, to implement the Comprehensive Plan, as well as the importance of establishing and supporting a culture of dialogue and partnership.

5) Updates the transportation framework policies to reflect feedback from people at recent workshops, discussions among Planning Commissioners and City Council regarding important transportation concepts, and advice from the City's transportation consultant on issues and opportunities facing Redmond that will be expanded upon in 2004.

** City Council review and action on the Planning Commission's recommendation is expected in August and September.*

Among upcoming elements for amendment in 2003 are Housing, Downtown, and Land Use. Additional refinements to the vision, goals and framework policies may be needed with completion of further amendments to the Comprehensive Plan.

Education Hill

*SW corner of NE 116th
& 162nd Avenue NE*

Project: *Henry/Smith DGA*

Status: *Under Review*

Staff: Sarah Stiteler, AICP

Phone: (425) 556-2469

E-mail: sstiteler@ci.redmond.wa.us

Project Detail

Privately initiated Development Guide Amendment for a change in the Comprehensive Plan Map designation and zoning. Requested change is from Low-Moderate Density Residential (R-4) to allow Neighborhood Commercial on the 4.5 acre site. Determination of Non-Significance issued in June, 2003. A neighborhood meeting was held by the applicants on July 24, 2003.

File #:

Applicant: Jean Henry & Thomas S. Smith

Citywide

Citywide

Project: *Historic Preservation Program*

Status: **Ongoing**

Staff: Dianna Broadie, AICP

Phone: (425) 556-2414

E-mail: dbroadie@ci.redmond.wa.us

Project Detail

Regulations were adopted at the June 3, 2003 City Council meeting. These regulations establish procedures for historic landmark designation and review, allow for certain code waivers on historic properties, establish a transfer of development right program for historic landmarks, and establish design guidelines for the historic downtown area.

A pilot grant program is in place. Application forms are currently available at City Hall, third floor, Comprehensive Planning Division or staff can be contacted for grant applications. The heritage grant committee has reviewed the first submitted application and Council approved the grant.

File #:

Applicant: N/A

Citywide

Citywide

Project: *Housing Related Issues*

Status: **Ongoing**

Staff: Terry Shirk, AICP

Phone: (425) 556-2480

E-mail: tshirk@ci.redmond.wa.us

Project Detail

Staff has been working on the preparation of elements of a Housing Initiative, to promote both housing production and affordability. A number of issues have been identified, along with strategies for how these may be addressed. A staff working group has reviewed the list of strategies and has prepared comments that will be compiled into a report.

In association with work projected in analyzing the preferred growth alternative, a number of public involvement programs have occurred to seek input on housing issues. The first was the Housing Fair, held on May 12, 2003, at which residents learned about many new housing styles and began discussing how they might fit in their neighborhoods.

A number of smaller group discussions have followed within neighborhoods to get more direct feedback from the community about housing needs. These discussions were augmented by Redmond Design Day, where participants in small groups had the opportunity to tell the City their perceptions of how business, transportation and housing should be achieved throughout the City.

Among issues that are being considered with respect to housing are a potential tax incentive for housing construction, a review of floor area ratios for downtown housing developments, and expansion of inclusionary housing requirements to all new developments.

Staff also continues to work with ARCH (A Regional Coalition for Housing) on a variety of housing related issues, including the five-year update to the Comprehensive Plan, and funding non-profit housing.

File #:

Applicant: N/A

Citywide

Citywide

Project: *Land Use Database
Maintenance and Analysis*

Status: **Ongoing**

Staff: Dianna Broadie, AICP

Phone: (425) 556-2414

E-mail: dbroadie@ci.redmond.wa.us

Project Detail

Maintain the land use database. Provide data as needed to Puget Sound Regional Council, county, school district, other city projects such as neighborhood plans, the public and other agencies. Recent analyses include 116th ROW impact area study and several neighborhood plans. Assist in data integration and updates to the permit tracking system. Currently working with Information Services to improve system efficiency and have jointly developed a parcel lookup feature for City use.

File #:

Applicant: N/A

North Redmond

Project: *Mage Annexation*

Status: **Under Review**

Staff: Dianna Broadie, AICP

Phone: (425) 556-2414

E-mail: dbroadie@ci.redmond.wa.us

Project Detail

Annexation of 34.45 acres with four single-family residences. Notice of Intent approved by Council August 19, 2003. Petition is being circulated.

File #:

Applicant: John Bauman

Citywide

Citywide

Project: *METRO and Sound Transit
Service*

Status: **Ongoing**

Staff: Terry Marbert, AICP

Phone: (425) 556-2428

E-mail: tmarbert@ci.redmond.wa.us

Project Detail

Throughout the year, the City of Redmond reviews and comments on new and revised transit service operated by King County Metro and Sound Transit. Many of the issues raised come from Redmond citizens and businesses. The King County Council approved the 2003-07 Transit Development Plan in late 2002, which focuses on providing new service in South and East King County. As of 2003, Redmond is served by 24 Metro Transit routes and two Sound Transit routes.

File #:

Applicant: N/A

Citywide

Citywide

Project: *Planning GIS Program*

Status: *Ongoing*

Staff: Kim Dietz

Phone: (425) 556-2415

E-mail: kdietz@ci.redmond.wa.us

Project Detail

Provide ongoing training to staff on the GIS system and available data. Prepared new data layers, departmental maps and software interfaces. Assist staff in data gathering, analysis, and map display. Publish Planning-related maps such as Zoning and the Comprehensive Plan for distribution to the public and for the City's Web site. Provide coordination between department staff and the City's GIS initiative and manager.

File #:

Applicant: N/A

Sammamish Valley **Project:** *Rory Veal DGA*

9859

Redmond/Woodinville
Road

Status: *Under Review*

Staff: Sarah Stiteler, AICP

Phone: (425) 556-2469

E-mail: sstiteler@ci.redmond.wa.us

Project Detail

Privately initiated Development Guide Amendment for a change in Comprehensive Plan Map designation and zoning. Requested change is from Low-Moderate Density Residential (R-4) to possibly R-6 or R-8 zoning would require a change in Comprehensive Land Use Map designation to Moderate Density Residential on the approximately 6.7 acre site.

File #:

Applicant: Rory Veal

Education Hill

8533 & 17800
Avondale Road

Project: *Sequoia Estates*

Status: *Under Review*

Staff: Sarah Stiteler, AICP

Phone: (425) 556-2469

E-mail: sstiteler@ci.redmond.wa.us

Project Detail

Privately initiated rezone to change the zoning on two parcels from R-12 to R-18. The site is 1.09 acres on the west side of Avondale Road. The City Council denied the rezone and has remanded it back to the Planning Department for development of a concomitant agreement. This agreement is to address site specific issues of compatibility with anticipated R-18 uses and existing adjacent uses. The proposed rezone, together with the concomitant agreement, will be considered by the Hearing Examiner and City Council. A neighborhood meeting was held by the applicant on July 29, 2003.

File #:

Applicant:

Citywide

Citywide

Project: *Shoreline Master Program Update***Status:** **Ongoing****Staff:** Cathv Beam, AICP**Phone:** (425) 556-2242**E-mail:** cbeam@ci.redmond.wa.us**File #:****Applicant:** Planning Department

City of Redmond

Project Detail

The Shoreline Master Program update is needed to streamline and integrate shoreline permits with other permits, and to comply with new state laws and help address the listing of the Chinook Salmon as an endangered species. The Mayor and City Council-appointed Citizens Advisory Committee has completed its recommendations for new shoreline policies and staff has completed regulations. This Development Guide Amendment is currently under review by the Planning Commission. The public hearing was held on April 9, 2003. The Commission should complete their review this summer, with City Council review beginning in Fall, 2003.

Citywide**Project:** *SR-520 Bridge Replacement and HOV Project***Status:** **Ongoing****Staff:** Terry Marbert, AICP**Phone:** (425) 556-2428**E-mail:** tmarbert@ci.redmond.wa.us**File #:****Applicant:** N/A**Project Detail**

This study will determine what transportation improvements should be built in the SR-520 corridor including replacement of the existing SR-520 Evergreen Point Floating Bridge. A set of four alternatives were chosen on January 30, 2002, by the 27-member steering committee for analysis in an Environmental Impact Statement (EIS).

On September 5, 2002, the Executive Committee chose a six-lane bridge option as the "preliminary" preferred EIS alternative.

Completion of the EIS was expected by late 2003, with a choice of a preferred alternative in 2004. A state legislature decision to fund the preferred alternative also was expected in 2004 or 2005. However, due to the defeat of R-51 in November 2002, this timeline was revised. On July 15, 2003, the project's Executive Committee reviewed and approved a new project schedule, and added an eight-lane bridge alternative to the EIS. The draft EIS is now scheduled to be issued in 2005, with advertising for construction bids to occur in 2007/08.

Mayor Rosemarie Ives is Redmond's representative on the steering committee. Councilmember Tom Paine is the alternate.

Southeast Redmon **Project:** *Taylor DGA*

Status: **Under Review**

Staff: Terrv Shirk, AICP

Phone: (425) 556-2480

E-mail: tshirk@ci.redmond.wa.us

File #: **Applicant:** The Tavlör Group

Project Detail

Privately initiated Development Guide Amendment and Comprehensive Plan Amendment to allow housing on the Taylor Property in SE Redmond. The Taylor Group owns a 60 acre parcel that is zoned for Manufacturing Park uses. This amendment would consider different methods in which housing uses could be allowed on the property.

Citywide **Project:** *Transfer of Development Rights Program (TDR)*

Citywide

Status: **Ongoing**

Staff: Terrv Shirk, AICP

Phone: (425) 556-2480

E-mail: tshirk@ci.redmond.wa.us

File #: **Applicant:** Various

Project Detail

To date, certificates for a total of 503.9 TDR's have been issued. Of these, a total of 344.24 TDR's have been used to increase allowed density in approved receiving areas in exchange for protecting 329 acres of the northern Sammamish Valley and 14.89 acres of critical wildlife areas throughout the City. The most recent transactions allowed additional parking to be provided at Microsoft campuses in Overlake and S.E. Redmond (Millennium). For the program as a whole, TDR purchasers have spent \$12.982 million dollars acquiring the TDRs, at an average selling price of about \$35,000 per TDR. The most recent transaction sold for approximately \$22,000 per TDR.

Preparation of the Draft Wildlife Plan has prompted a number of applications for issuance of certificates for properties in TDR sending areas. Three certificates have been issued as a result of the Draft Wildlife Plan. These include one certificate for 19.75 TDR's, one for 9 TDR's and a third for 80 TDR's. The new Marriot Hotel at Redmond Town Center will use 18.4 of these TDR's, protecting 2.5 acres of critical wildlife habitat.

In adopting the Historic Resources Comprehensive Plan policy update, the City Council decided to include historic sites as TDR sending areas. This will allow the owners of designated historic sites to sell TDRs in return for protecting the site. This will provide greater incentives for preserving these city treasures. Staff is also exploring methods through which a similar program could be used to encourage construction of affordable housing.

North Redmond

12300 Redmond-
Woodinville Road

Project: *Washington Cathedral Church
Dev. Guide Amendment*

Status: **Under Review**

Staff: Sarah Stiteler, AICP

Phone: (425) 556-2469

E-mail: sstiteler@ci.redmond.wa.us

Project Detail

Privately initiated request to consider change to Comprehensive Land Use Plan Map and zoning on 16 acre site. The church requests a rezone from R-1 (King County zoning) to R-4 on the south 10 acres, with a land use designation change from Large Lot Residential to Low-Moderate Density Residential. On the northern six acres, the church is seeking a rezone from R-1 (King County) to General Commercial (GC), with a land use designation change to Commercial. Pre-annexation zoning will also be requested.

File #:

Applicant: Washington Cathedral Church

Citywide

Citywide

Project: *Wellhead Protection*

Status: **Under Review**

Staff: Dianna Broadie, AICP

Phone: (425) 556-2414

E-mail: dbroadie@ci.redmond.wa.us

Project Detail

Planning staff working with Natural Resources to update regulations governing protection of water supplied by City wells. Currently working with affected city departments to finalize regulations and prepare them for Planning Commission review. Expect PC review in fall of 2003.

File #:

L030253

Applicant: City of Redmond

Natural Resources Division

Citywide

Citywide

Project: *Wildlife Habitat Plan*

Status: **Ongoing**

Staff: Cathv Beam, AICP

Phone: (425) 556-2242

E-mail: cbeam@ci.redmond.wa.us

Project Detail

Development of a citywide Wildlife Habitat Plan and associated policies (DGA 01-004). The Plan includes a comprehensive inventory and map of key remaining habitats, an assessment of habitat by priority (high to low), recommendations on regulatory changes, and a comprehensive strategy for protecting/enhancing high priority habitats. The associated policies amend the current Comprehensive Plan policies pertaining to wildlife habitat. The Planning Commission has completed its review and made its recommendation for approval to the City Council. The Council has held a public hearing on the proposal, and scheduled two study sessions for June and August.

File #:

DGA-01-004

Applicant: Planning Department

City of Redmond

Education Hill

168559 NE 116th Street
& 17007 NE 116th
Street

Project: *Zill DGA***Status:** *Annroved***Staff:** Sarah Stiteler, AICP**Phone:** (425) 556-2469**E-mail:** sstiteler@ci.redmond.wa.us**Project Detail**

Privately initiated Development Guide Amendment for a change in Comprehensive Plan Map designation and zoning. Requested change is from Large Lot Residential to Low-Moderate Density and R-1 to R-4 zoning. Adjacent City-owned property is included in the proposal. Total of 2.68 acres considered in this review. City Council adopted Ordinance 2162 approving this Development Guide Amendment on May 20, 2003.

File #:
DGA-02-014**Applicant:** Mrs. Willard Zill & City of Red